155.0	0002	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,400 / 849,400
					USE VALUE:	849,400 / 849,400
					ASSESSED:	849,400 / 849,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT WHITNEY L TRUSTEE
Owner 2:	159 GEORGE ST TRUST
Owner 3:	
Street 1:	159 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEUTSCHE BANK NAT TRUST CO -
Owner 2:	-
Street 1:	1761 E ST. ANDREW PLACE
Twn/City:	SANTA ANA
St/Prov:	CA Cntry:
Postal:	92705

NARRATIVE DESCRIPTION

This parcel contains 8,220 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Wood Shingle Exterior and 1666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8220.000	378,700	4,100	466,600	849,400
Total Card	0.189	378,700	4,100	466,600	849,400
Total Parcel	0.189	378,700	4,100	466,600	849,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.84 | /Parcel: 509.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102944
GIS Ref:
GIS Ref:
Insp Date: 05/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,500	4100	8,220.	466,600	849,200	849,200	Year End Roll	12/18/2019
2019	101	FV	282,800	4100	8,220.	466,600	753,500	753,500	Year End Roll	1/3/2019
2018	101	FV	274,000	4100	8,220.	393,300	671,400	671,400	Year End Roll	12/20/2017
2017	101	FV	274,000	4100	8,220.	360,000	638,100	638,100	Year End Roll	1/3/2017
2016	101	FV	274,000	4100	8,220.	306,600	584,700	584,700	Year End	1/4/2016
2015	101	FV	267,400	4100	8,220.	266,600	538,100	538,100	Year End Roll	12/11/2014
2014	101	FV	267,400	4100	8,220.	246,600	518,100	518,100	Year End Roll	12/16/2013
2013	101	FV	267,400	4100	8,220.	234,600	506,100	506,100		12/13/2012

!12135!

PRINT

Date	Time
12/11/20	02:14:49

LAST REV

Date	Time
06/15/18	10:37:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEUTSCHE BANK N	50523-86		12/27/2007	Bankrupcy	325,000	No	No		
JOYAL DOREEN B	48316-519		10/13/2006	Forclosure	400,000	No	No		
LOPRETE SUSAN M	41299-201		10/28/2003		350,000	No	No		
	12207-32		5/18/1972			No	No		N

USER DEFINED

Prior Id # 1:	102944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2008	62	Addition	50,000			G9	GR FY09	FULL 2ND LEVEL
12/28/2007	1160	Manual	7,000					remove plaster, as

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
10/23/2008	Meas/Inspect	189	PATRIOT
6/8/2004	MLS	HC	Helen Chinal
1/20/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/24/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8220		Sq. Ft.	Site		0	70.	0.81	7									466,621						466,600	

Total AC/HA: 0.18871 | Total SF/SM: 8220 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,621 | Spl Credit | Total: 466,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28025210
Const Adj.:	1.02989697
Adj $ / SQ:	171.409
Other Features:	90700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424518
Depreciation:	45848
Depreciated Total:	378670

COMMENTS

TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

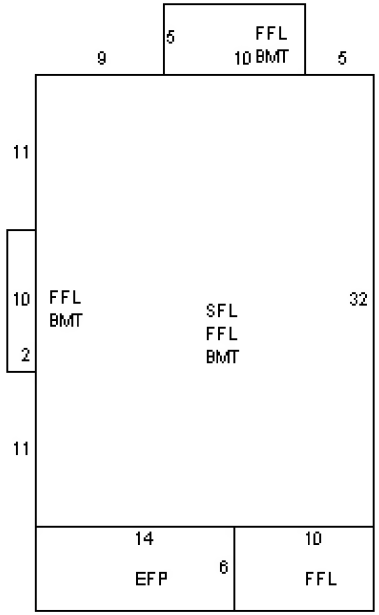
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.41
Special Features:	0	Val/Su Net:	146.33
Final Total:	378700	Val/Su SzAd	227.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	898	171.410	153,925
BMT	Basement	838	51.420	43,092
SFL	Second Floor	768	171.410	131,642
EFP	Enclos Porch	84	61.420	5,159
	Net Sketched Area:	2,588	Total:	333,818
Size Ad	1666	Gross Are	2588	FinArea 1666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

155.0-0002-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X18	A	AV	1918	23.68	T	40	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:	Total: 4,100